



50 YEARS OF FUN!

Post Office Box 9010 Addison, Texas 75001-9010 5300 Belt Line Road (972) 450-7000
FAX (972) 450-7043

AGENDA

REGULAR MEETING OF THE CITY COUNCIL

NOVEMBER 11, 2003

6:30 P.M.

COUNCIL CHAMBERS

5300 BELT LINE ROAD

WORK SESSION

Item #WS1 – Presentation of the DART 2030 Transit System Plan

REGULAR SESSION

Item #R1 – Consideration of Old Business

Item #R2 – Consent Agenda

CONSENT AGENDA

- #2a – Approval of the Minutes for the October 28, 2003 Council Meeting.
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- #2b – Consideration of approval of construction and authorization of final payment in the amount of \$2,307.71 to J & J Sprinkler and Landscape, Inc. for completion of the Brookhaven Club Drive median and parkway landscape improvements.
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- #2c – Consideration of approval of construction and authorization of final payment in the amount of \$3,363.94 to American Civil Constructors, Inc. for completion of the Oaks North entry monument signs and sidewalk paving.
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- #2d – Consideration of a Resolution authorizing the City Manager to enter into a contract for services in the amount of \$9,000 with the Metrocrest Chamber of Commerce for fiscal year 2003-2004, subject to final review and approval of the City Attorney.
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- #2e – Consideration of a Resolution authorizing the City Manager to enter into a contract for services in the amount of \$5,000 with Special Care and Career Services for fiscal year 2003-2004, subject to final review and approval of the City Attorney.
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Item #R3 – Consideration of a Resolution nominating a fourth member to the Board of Directors of the Dallas Central Appraisal District.

Attachments:

1. Memorandum from Dallas Central Appraisal District
2. Resolution

Administrative Recommendation:

Administration recommends approval.

Item #R4 – Consideration of an Ordinance approving a meritorious exception to Chapter 62, Signs, Section 62-163, Area, for Potbelly Sandwich Works, located at 4945 Belt Line Road, on application from Potbelly Sandwich Works.

Attachments:

1. Staff Report
2. Memorandum from Lynn Chandler
3. Application
4. Letter from Cole Snadon
5. Plans

Administrative Recommendation:

Administration recommends denial of 32-inch letters in height as requested by the applicant. Administration recommends approval of 30-inch letters.

Item #R5 – **PUBLIC HEARING** and consideration of an Ordinance approving a Special Use Permit for a Christmas tree lot, including yard decorations, located at 14223 Dallas Parkway, on application from Mr. Jeff Patton of Patton's Corner.

Attachments:

1. Docket Map
2. Staff Report
3. Plans

The Planning and Zoning Commission Findings:

The Addison Planning and Zoning Commission, meeting in regular session on October 23, 2003, voted to recommend approval of a Special Use Permit for a Christmas tree lot, with yard decorations, on application from Mr. Jeff Patton, subject to no conditions.

Voting Aye: Bernstein, Braun, Doepfner, Herrick

Voting Nay: None

Absent: Benjet, Jandura

Administrative Recommendation:

Administration recommends approval.

Item #R6 – **PUBLIC HEARING** and consideration of an Ordinance approving an amendment to an existing Special Use Permit for a restaurant and approval of a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, located at 3711 Belt Line Road (formerly Atlanta Bread Company), on application from Mama Fu's Noodle House, represented by Ms. Candy D. Arnold.

Attachments:

1. Docket Map
2. Staff Report
3. Plans

The Planning and Zoning Commission Findings:

The Addison Planning and Zoning Commission, meeting in regular session on October 23, 2003, voted to recommend approval of an amendment to an existing Special Use Permit for a restaurant, and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, subject to the following conditions:

1. The applicant shall not use any terms, including the term "bar", "tavern", or graphic depictions that denote alcoholic beverages in exterior signs.

Voting Aye: Bernstein, Braun, Doepfner, Herrick

Voting Nay: None

Absent: Benjet, Jandura

Administrative Recommendation:

Administration recommends approval.

Item #R7 – Consideration of approval of a final plat for one lot of .924 acres, located at 4300 Beltway Drive, on application from Advantage-Compass Addition, Richard and Pam Davis, represented by Mr. David B. Reaves of Grant Engineering.

Attachments:

1. Docket Map
2. Staff Report
3. Plans

The Planning and Zoning Commission Findings:

The Addison Planning and Zoning Commission, meeting in regular session on October 23, 2003, voted to recommend approval of the final plat for Advantage-Compass Addition, subject to the following conditions:

1. Individual legal descriptions should be provided for Lot 2, Beltway Office Park in Addison, and Lot 1, Block A, Beltwood Business Park in Farmers Branch, on page 1 of 2.
2. South line of Lot 2, within the Town of Addison should be clearly marked with bearing and distance on page 2 of 2 on the plat.
3. Page 2 of 2 should be changed to page 1 of 2 (this has been corrected).
4. The northeast corner of Lot 1, Block A shows a "square" that is not marked or described. This must be addressed or removed.
5. Legal description on current page 1 of 2 is not necessary with the plat on current page 2 of 2.
6. Site/Civil drawings must be prepared and approved by the Town in advance of any construction improvements on-site and off-site. Any revisions to the existing water, sewer, drainage and paving infrastructure may require new utility or access easements.
7. Joint approval of all Site/Civil drawings by Farmers Branch is required.

Voting Aye: Bernstein, Braun, Doepfner, Herrick
Voting Nay: None
Absent: Benjet, Jandura

Administrative Recommendation:

Administration recommends approval

Item #R8 – **PUBLIC HEARING** and consideration of an Ordinance approving amendments to the concept plan for the residential sub district and approval of preliminary development plans, with waivers, for a 183-unit town home/condominium development in the UC (Urban Center) district, located on 9.732 acres north of Morris Avenue, east of Quorum Drive, south of Airport Parkway and west of the proposed Spectrum Drive (Addison Circle) on application from CityHomes, represented by Mr. Larry Decker of Bloodgood Sharp Buster Architects and Planners, Inc.

Attachments:

1. Docket Map
2. Staff Report
3. Letter from Cynthia Lee and Herb Lee
4. E-mail from Art Lomenick
5. Plans

The Planning and Zoning Commission Findings:

The Addison Planning and Zoning Commission, meeting in regular session on October 23, 2003, voted to recommend approval of the following:

Approval of the amendments to the concept plan as follows:

1. The park site (0-6) shall be moved back to its location in the original concept plan, but surrounded by streets as shown on the CityHomes plan.
2. The M-2 "Mews" street shall be re-aligned and wrapped around the park as shown on the CityHomes plan.
3. The R-4 "Residential" street is reconfigured to go with the R-street section at Spectrum Drive and Quorum Drive, as shown on the CityHomes Plan.

Approval of the proposed preliminary development plan with the following waivers to design standards:

1. Approval of the waiver of design standards in order to allow lot widths of not less than 20 feet.
2. Approval of the waiver to design standards in order to allow depths of not less than 55 feet.
3. Approval of the waiver to design standards in order to allow lot coverage that exceeds 65% of the lot.
4. Approval of the waiver to design standards in order to allow up to 10% of the total lots in the development to have unit sizes that are less than 1,600 square feet, provided that no units shall be less than 1,450 square feet.
5. Approval of the waiver to design standards in order to allow all lots that face onto major streets (as shown on the attached plan) to be 90% brick (stone and cast stone shall count as brick) on the fronts and sides of the buildings, and not less than 10% brick on the rear of the buildings (excluding garage doors). The remaining percentages on the buildings can be stucco or hardi-plank.
6. The interior lots (as shown on the attached plan) may be not less than 60% brick on the fronts and sides of the buildings, and not less than 10% brick on the rear of the buildings (excluding garage doors). The remaining percentages on the buildings can be stucco or hardi-plank.

Approval of the site plan, subject to the following conditions:

1. Final engineering plans and specifications must be approved by the Town, including the following:
 - a. Existing and proposed utility mains and service connections, in accordance with the Town's standard construction specifications and the existing development plans for Addison Circle.
 - b. Grading and drainage design for all necessary on-site and off-site improvements.
 - c. Street, sidewalk, and driveway design.
2. All proposed public infrastructure must be located within dedicated right-of-way or appropriate easements.

3. Proposed fire hydrant layout must be approved by the Town's Fire Chief.
4. All on-site engineering design must be coordinated with the proposed plan preparation of the adjacent Spectrum Drive.
5. Traffic control, signalization, and erosion control plans must be prepared for all on-site and off-site improvements.

Voting Aye: Bernstein, Braun, Doepfner, Herrick

Voting Nay: None

Absent: Benjet, Jandura

Administrative Recommendation:

Administration recommends approval.

Item #R9 – Consideration of a Resolution authorizing the City Manager to enter into an advertising contract with the Dallas Morning News to purchase 26 insertions in the Friday Guide.

Attachments:

1. Council Agenda Item Overview
2. Resolution
3. Contract

Administrative Recommendation:

Administration recommends approval.

Item #R10 – Consideration of a Resolution authorizing the City Manager to enter into a contract in the amount of \$30,000.00 with the Texas Chamber Orchestra for fiscal year 2003-2004, subject to final review and approval of the City Attorney.

Attachments:

1. Council Agenda Item Overview
2. Resolution
3. Contract

Administrative Recommendation:

Administration recommends approval.

Adjourn Meeting

Posted 5:00 p.m.
November 6, 2003
Carmen Moran
City Secretary

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS
WITH DISABILITIES. PLEASE CALL (972) 450-2819 AT LEAST
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**